



Clare County Development Plan 2023–2029



COMHAIRLE CONTAE AN CHLAIR
CLARE COUNTY COUNCIL

Description of Variation

Proposed Variation No. 1



6th March 2026

Description of Proposed Variation No. 1 to the Clare County Development Plan 2023-2029

1.0 Introduction

Pursuant to Section 58 of the Planning and Development Act 2024, as amended, Clare County Council propose to make a Variation – Variation No.1 – to the Clare County Development Plan 2023-2029.

The purpose of the documentation is to set out the detail of the proposed Variation to inform and assist the public, statutory consultees, and other interested parties in their consideration of Proposed Variation No.1 to the Clare County Development Plan 2023-2029.

The proposed Variation has been subject to Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) and the respective Reports form part of the documentation available for viewing during the public consultation period.

1.1 Reasons for Proposed Variation

1. To align the Clare County Development Plan 2023-2029 with the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000, as amended (2025).
2. To implement the decision to propose a variation to the Clare County Development Plan 2023-2029 to change the zoning of lands in accordance with the Finance Act 2021, as amended by the Finance Act 2024, and the policy and guidance in the Residential Zoned Land Tax - Change in zoning of land subject to existing economic activity Guidelines for Planning Authorities (2024).
3. To incorporate 'Ennis 2040 Economic and Spatial Strategy' into the Clare County Development Plan 2023-2029 to inform future patterns of land-use zoning in Ennis and support the effective implementation of the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities (2025).
4. To incorporate 'Ennis Local Transport Plan' into the Clare County Development Plan 2023-2029 to inform the future comprehensive pattern of land-use zoning of Ennis and support the effective implementation of the NPF Implementation: Housing Growth Requirement' Guidelines for Planning Authorities (2025).
5. To align the Clare County Development Plan 2023-2029 with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000, as amended (2024).

1.2 Content of Proposed Variation

The Proposed Variation comprises of amendments to the Written Statement (Volume 1), Maps (Volume 2) and the Municipal District Settlement Plans (Volumes 3a, 3b, 3c, and 3d) of the Clare County Development Plan 2023-2029. The proposed amendments are set out by reference to the relevant volume of the existing development plan as described below, with the detail of the proposed amendments presented as a series of documents listed in section 1.4 of this document. A summary of the amendments proposed in the Variation are as follows:

Volume 1 – Written Statement

Proposed Amendment No.1 to Volume 1: Written Statement – To align with the NPF Implementation: Housing Growth Requirement’ Guidelines and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities the proposed amendments to Volume 1 are set out below.

Proposed Amendment No.1a – Chapter 1 Introduction and Vision, to insert text to reflect the restructuring of Volume 3a Ennis Municipal District Settlement Plans as follows:

- Ennis and Clarecastle Settlement Plan to become Volume 3a(i).
- Ennis Municipal District Settlement Plans to become Volume 3a(ii).
- To incorporate ‘Ennis 2040 Economic and Spatial Strategy’ as Volume 3a(iii).
- To incorporate ‘Ennis Local Transport Plan’ as Volume 3a(iv).

Proposed Amendment No.1b – Chapter 3 Core Strategy, amend existing and include additional text and replace Table 3.4 Core Strategy Table with a new Core Strategy Table in response to the NPF Implementation: Housing Growth Requirements Planning Guidelines 2025.

Proposed Amendment No.1c - Chapter 4 Urban and Rural Settlement Strategy, to amend existing and include additional text to objective CDP4.1 Ennis to include for Ennis Local Transport Plan.

Proposed Amendment No.1d - Chapter 5 Housing, to amend existing and include additional text in response to the NPF Implementation: Housing Growth Requirements Planning Guidelines 2025.

Proposed Amendment No.1e – Chapter 6 Economic Development, to amend text to align with the restructuring of Volume 3a Ennis Municipal District Settlements Plans.

Proposed Amendment No.1f - Chapter 19 Land-use Zoning, remove zoning description for Strategic Residential Reserve and delete objective CDP 9.1 Local Area Plans to align with the National Planning Framework NPO 100.

Proposed Amendment No.1g – Amend existing and add new text in Appendix 1 Development Management Guidelines to align with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

Proposed Amendment No.1h - Appendix 7 Plans, Policies and Guidelines to which the Development Plan must have regard - Update to include the NPF Implementation: Housing Growth Requirement' Guidelines (2025) and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

Proposed Amendment No.2 – Volume 2 Maps - To amend maps to reflect the proposed amendments to settlement maps in Volume 3 Municipal District Settlement Plans and to reflect the most up to date flood risk mapping taking account of the High-End Future Scenarios flood risk areas which take account of potential impacts of climate change on flooding and flood risk.

Proposed Amendment No.2a - Update Maps H1-H12 Areas of Special Control to reflect changes to the settlement boundaries made to the settlement plans in Volume 3.

Proposed Amendment No.2b- Update maps I1 - I12 Infrastructure, Environment and Flood Risk Zones to reflect the High-End Future Scenarios flood risk areas.

Volume 3 - Municipal District Settlement Plans

Proposed Amendment No.3 - Volume 3 Municipal District Settlement Plans – In response to the NPF Implementation: Housing Growth Requirement' Guidelines, to change lands currently zoned Strategic Residential Reserve to Residential in all settlements where it applies, and to include additional zoned land for residential use and additional designated Village Growth Areas in accordance with Table 3.1 Settlement Hierarchy in the County, Chapter 3.

Appendix 1 Serviced Land Assessment (SLA) to be retitled Settlement Capacity Audit (SCA) and to amend existing and add new text and amend SLA tables. Also to change “Residential” zoned lands to that which reflects the existing economic activity on those lands as decided by the council in line with the Residential Zoned Land Tax - Change in zoning of land subject to existing economic activity Guidelines.

- **Volume 3a Ennis Municipal District Settlement Plans** – Ennis, Barefield.
- **Volume 3b Shannon Municipal District Settlement Plans** – Sixmilebridge, Clonlara, Ballycannon North, Parteen, Athlunkard, Newmarket-on-Fergus.
- **Volume 3c Killaloe Municipal District Settlement Plans** – Scarriff/Tuaghraney, Killaloe, Tulla, Crusheen, Feakle, Kilkishen, Mountshannon, Quin, Whitegate, Ballinruan, Broadford, Clooney, Kilmurry, O’Briensbridge and Bridgetown, O’Callaghans Mills.
- **Volume 3d West Clare Municipal District Settlement Plans** – Ennistymon/Lahinch, Kilrush/Cappa, Kilkee, Corofin, Lisdoonvarna, Miltown Malbay, Doonbeg, Inagh, Mullagh, Killadysert, Killimer, Ballyvaughan, Liscannor, Kilfenora, Quilty, Cooraclare, Inch, Ruan, Belharbour, Cross, Querrin, Kilbaha, Kilmihil, Labasheeda, Kilmurry McMahon, Lissycasey, Doonaha, Creegh, Kilmaley, Connolly.

1.3 Proposed Variation Documents

The detail of the proposed amendments referred to in Section 1.2 and also the environmental and flood risk assessment reports are presented as a series of documents that are listed below:

1. Introduction and Description of the Proposed Variation (This document)
2. Volume 1 Written Statement
3. Volume 2 Maps
4. Volume 3a(i) Ennis and Clarecastle Settlement Plans
5. Volume 3a(ii) Ennis Municipal District Settlement Plans
6. Volume 3a(iii) Ennis 2040 Economic and Spatial Strategy
7. Volume 3a(iv) Ennis Local Transport Plan
8. Volume 3b Shannon Municipal District Settlement Plans
9. Volume 3c Killaloe Municipal District Settlement Plans
10. Volume 3d West Clare Municipal District Settlement Plans
11. Environmental Report – Strategic Environmental Assessment
12. Environmental Report Non-Technical Summary – Strategic Environmental Report
13. Natural Impact Report – Appropriate Assessment
14. Strategic Flood Risk Assessment

Note: For the ease of reading these documents, please note the following:

Text, maps, and figures with ~~red-strikethrough~~ is proposed for deletion and proposed new text is identified in green.

1.4 Public Consultation

A copy of the proposed Variation No.1 to the Clare County Development 2023-2029 with associated Environmental Report, Natura Impact Report and Strategic Flood Risk Assessment will be on public display on **Friday 6th March to Tuesday 7th April 2026 inclusive** and will be available to view online at <https://clarecdp2023-2029.clarecoco.ie/variation1/display/> and may be inspected during normal opening hours at the following locations:

- Áras Contae an Chláir, New Road, Ennis.
- Shannon Municipal District Office, Town Hall, Shannon.
- West Clare Municipal District Office, Town Hall, The Square, Kilrush.
- Ennistymon Area Office, Ennis Road, Ennistymon.
- Killaloe Municipal District Office, Mountshannon Road, Scarriff and
- At all public libraries in County Clare during opening hours.

A submission/observation can be submitted by one of the following methods:

- By email to: devplan@clarecoco.ie . Subject headline should read “Submission to Variation No.1 to the Clare County Development Plan 2023-2029”
- In writing to: Variation No.1 to the Clare County Development Plan 2023-2029, Planning Department, Clare County Council, New Road, Ennis, Co Clare. V95 DXP2



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